

New Fire Station Building Presentation

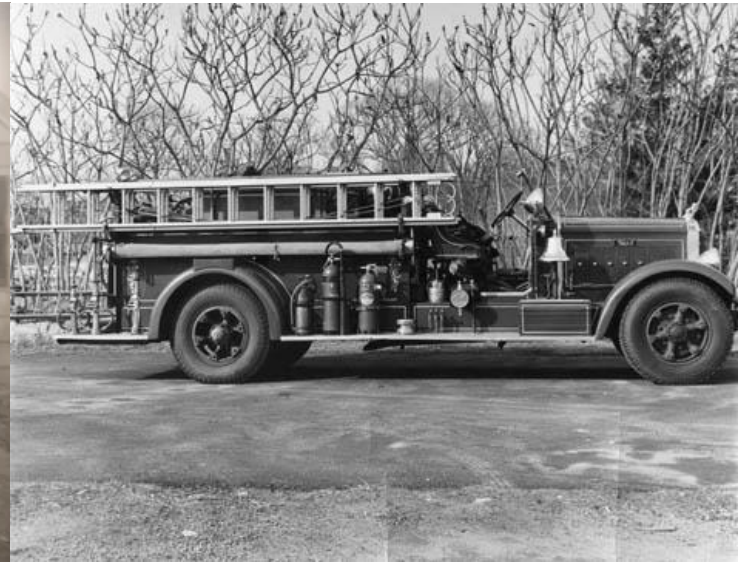
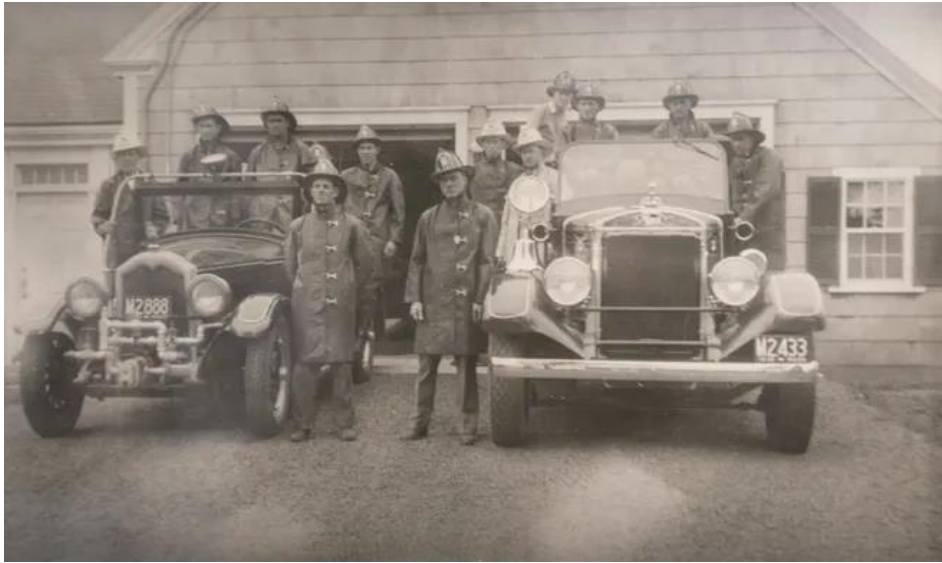
A review from where we started to where we are today.



*Please hold all questions until
the end of the presentation*



Barnstable Fire District History



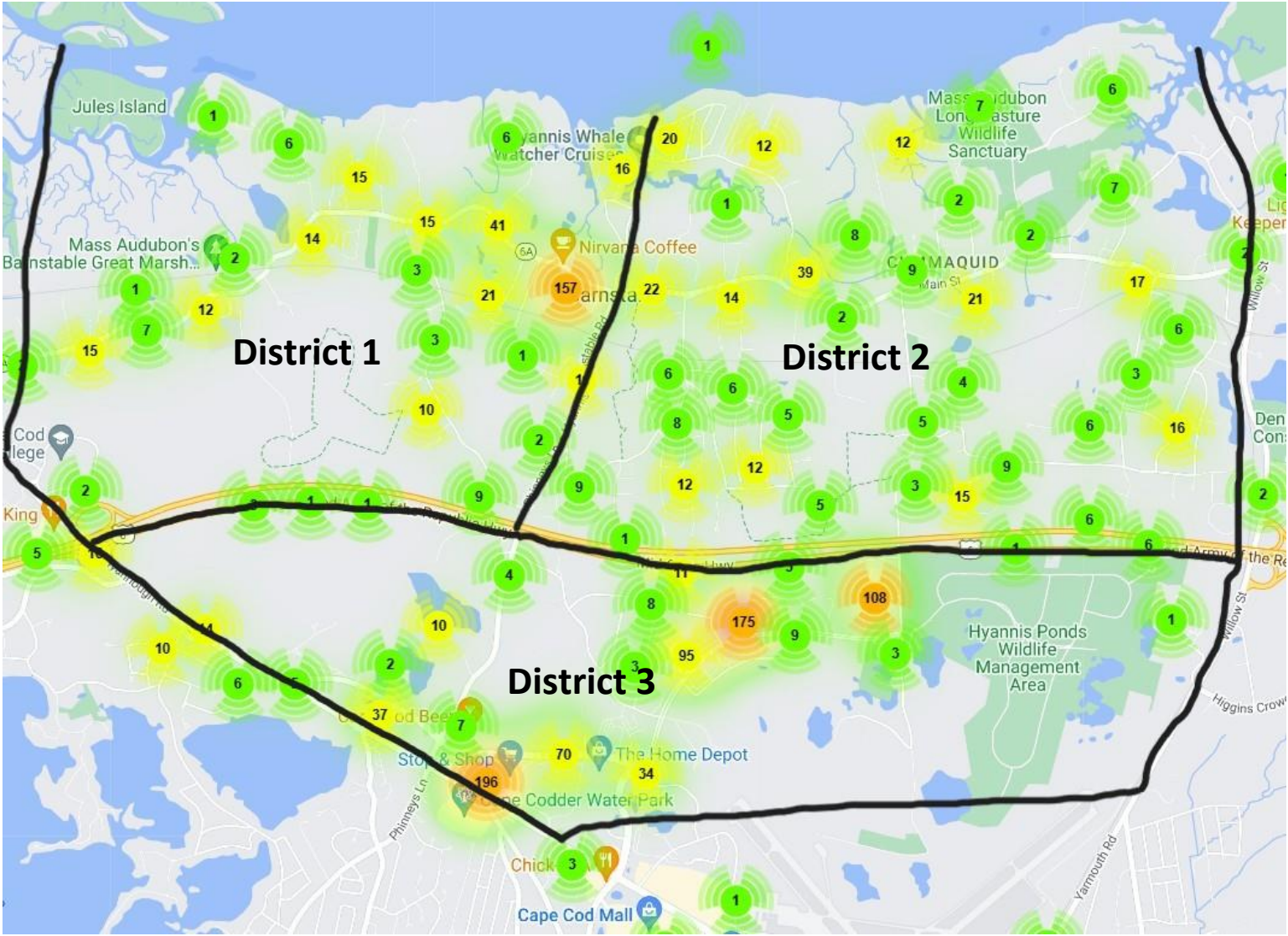
- The Barnstable Fire District was incorporated in 1935
- The station has been in the same place for the last 89 years.
- This was a fully volunteer fire department.
- The current station has been remodeled extensively over the years
- The most recent remodel was completed in 2000.
- The current station sits on .27 acres of land with no room for growth.

Barnstable Fire District History



- Staffing was primarily volunteer and paid on call until the mid 1980's
- 1989 the first full time shift members started.
- 1992 the shift was increased to 3 members on duty
- Staffing was supplemented by a call firefighters
- 2004 the shift was increased to 4 members on duty.
- 2005 the department changed to a full-time career department.
- 2023 the shift was increased to 5 members on duty.
- 2024 shift strength was increased to 6 during the day and 5 at night.

Barnstable Fire District Map



What lead us to the idea of building a new fire station?

- Increase in calls for service in the last 10 years.
- Increased development in the Industrial Park area.
- The addition of a second ambulance 6 years ago.
- Increased staffing by 30% over the last 4 years thanks to over \$1.8 million in FEMA SAFER Grants.
- We have outgrown our current station and are unable to add on or remodel to add more staffing or apparatus.
- The Barnstable Fire District is more than just Barnstable Village.

Fire Station Building Needs Committee Purpose

On September 12th, 2023, the Fire Station Building Needs Committee was formed and tasked by the Prudential Committee for the purpose of evaluating the current fire station facility. This was undertaken based on recommendations of an outside consultant Municipal Resources Inc., in a study conducted in **2021**, which concluded in part:

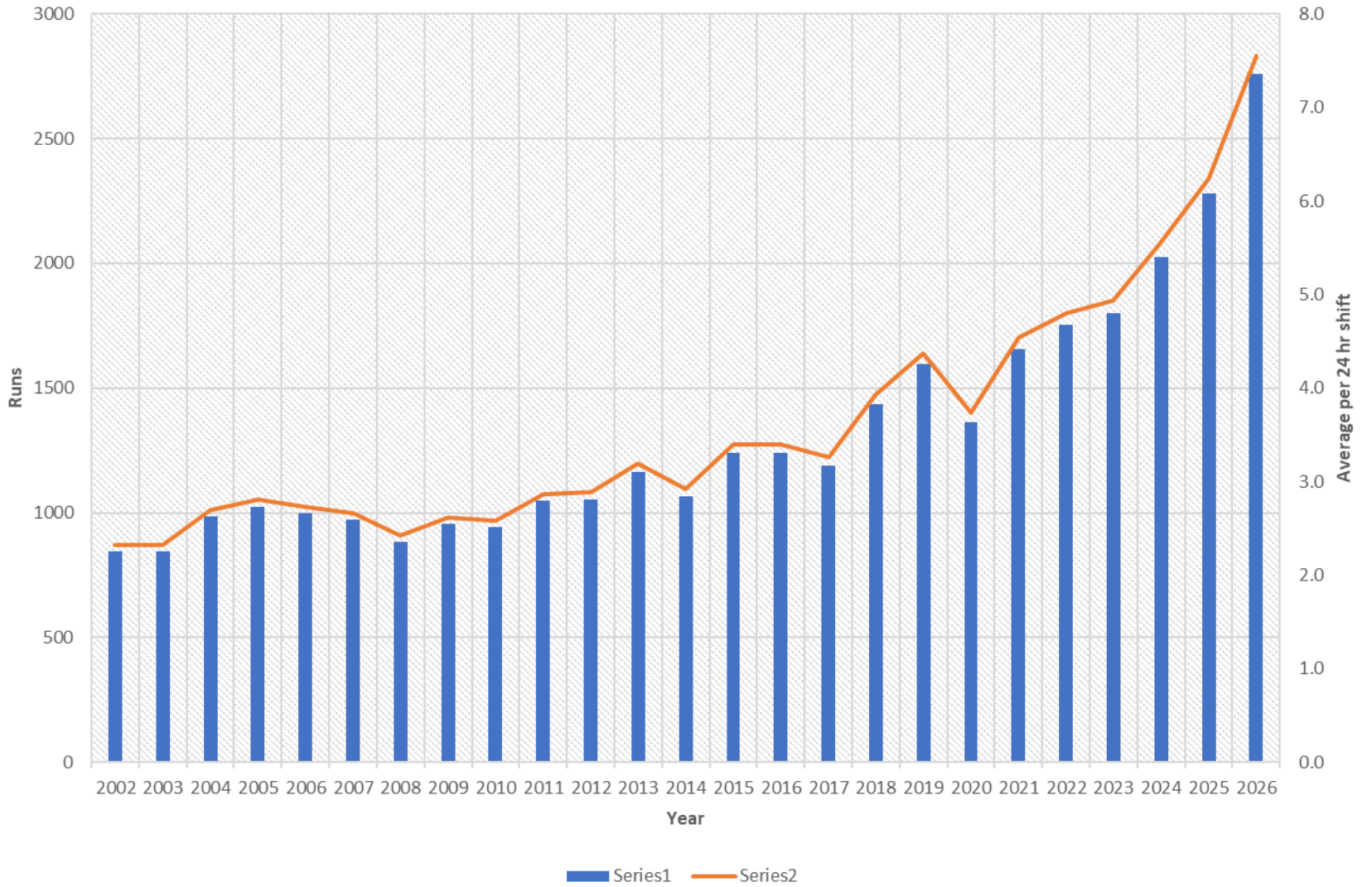
“As is the case with many communities, the Barnstable Fire Department's operations have evolved over the past several decades, and as a result, so has its facility and support needs. Looking ahead, consideration should be given to making a capital investment in a new fire department facility. ... MRI believes that this investment will be necessary for the department to undertake within the next five to ten years.”

In addition to the above recommendation, call volumes have been increasing and the density of calls have been shifting. Call response standards for **EMS** and **Fire Service** are less than **6 minutes** and **8 minutes**, respectively. With the current multiple apartment buildings in the Industrial Park and the construction of the new Hanover Hyannis apartments the call demand in the area south of Route 6 will continue this growth and shift. Further development in the Wilkens Lane area will compound this demand pushing a move of our current station.

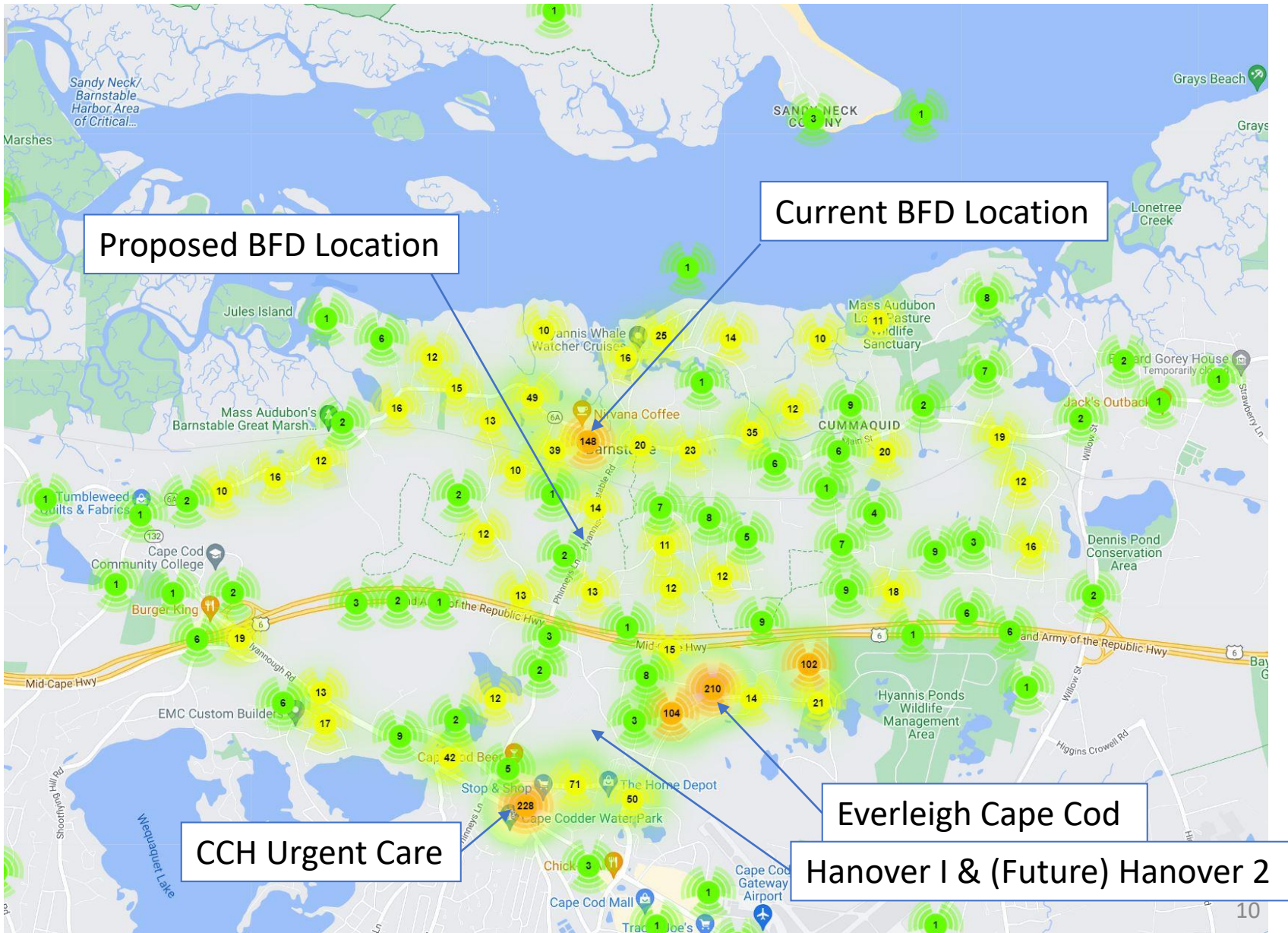
Barnstable Fire Station Building Committee Members

- ***Committee Members***
 - ***Peggy Bernard***
 - ***Peter Bergin***
 - ***Bill Quinn***
 - ***Brian Hickey***
 - ***Rich French***
- ***William A. Jones, III, Chair of the Prudential Committee***
- ***Christopher A. Beal, Fire Chief***
- ***Kevin Brailey, Deputy Fire Chief***
- ***Ryan Jones, FF Union Representative***
- ***Steve Rizzo, Owners Project Manager***

Average Runs per 24 hr Shift by Year



Demand Map Call Incidents by Location 2023



As a Committee We Evaluated 4 Options

1. Renovate the existing fire station.
2. Build and staff a satellite fire station within the district.
3. Create a Municipal Building combining Fire Department, Water Department and District Offices into one building.
4. Build a new fire station and then renovate the current fire station for Water Department and District Offices, including a Community/Hearing Room.

We as a Committee chose Option 4 - Build a new Fire Station. Relocate Water Dept. & District Offices to the existing building & renovate. The main reasons we chose this options are as follows:

1. Staffing remains the same as current with growth as per demand
2. Maintains a District presence in Barnstable Village by reuse of the existing station as district offices
3. The fire station footprint will fit on existing Water Department Land at 1841 Phinney's Lane.
4. Space in the existing fire station is such that a Community Room could be added for public hearings and rental.
5. Requires a temporary move of the Water Department to construct the new fire station. Possible temporary office trailers or rental space.
6. Requires DEP approval due to proximity to Well #1.
7. Design and renovation of the existing Fire Station will be done under separate contracts

Our next step in the process was to procure an architect to design the new fire station.

- After a lengthy Request for Qualifications process, we selected Context Architecture to do the complete design of the new fire station.
- We asked for \$1.2 Million at last years Annual Fire District Meeting for the design and architecture fees and it was approved.



Actual timeline after the funding was approved at the Annual District Meeting.

- May 2024 - Negotiated and finalized the contract
- July 1, 2024 – Notice to proceed was given to Context Architecture.
- July 22, 2024 - Draft Space Needs Plan was completed.
- Final Draft of the space needs showed a need for 35,000 square feet before schematic design.
- July 25, 2024 – First draft of Schematic site plan was completed.
- August 8, 2024 – Final review of space program

Actual timeline after the funding was approved at the Annual District Meeting.

- August 29, 2024 – Review of Mechanical Systems
- September 5, 2024 – Review schematic design, site plan, mechanical systems, space design, and budget.
- September 19, 2024 – Review all plans, elevations and project budget.
- October 17, 2024 - Schematic Design Completed and approved by the Fire Station Building Committee.
- October 22, 2024 – Prudential Committee approves the schematic design and authorizes moving into Design Development phase.

Schematic Design Renderings Looking South on Phinney's Lane

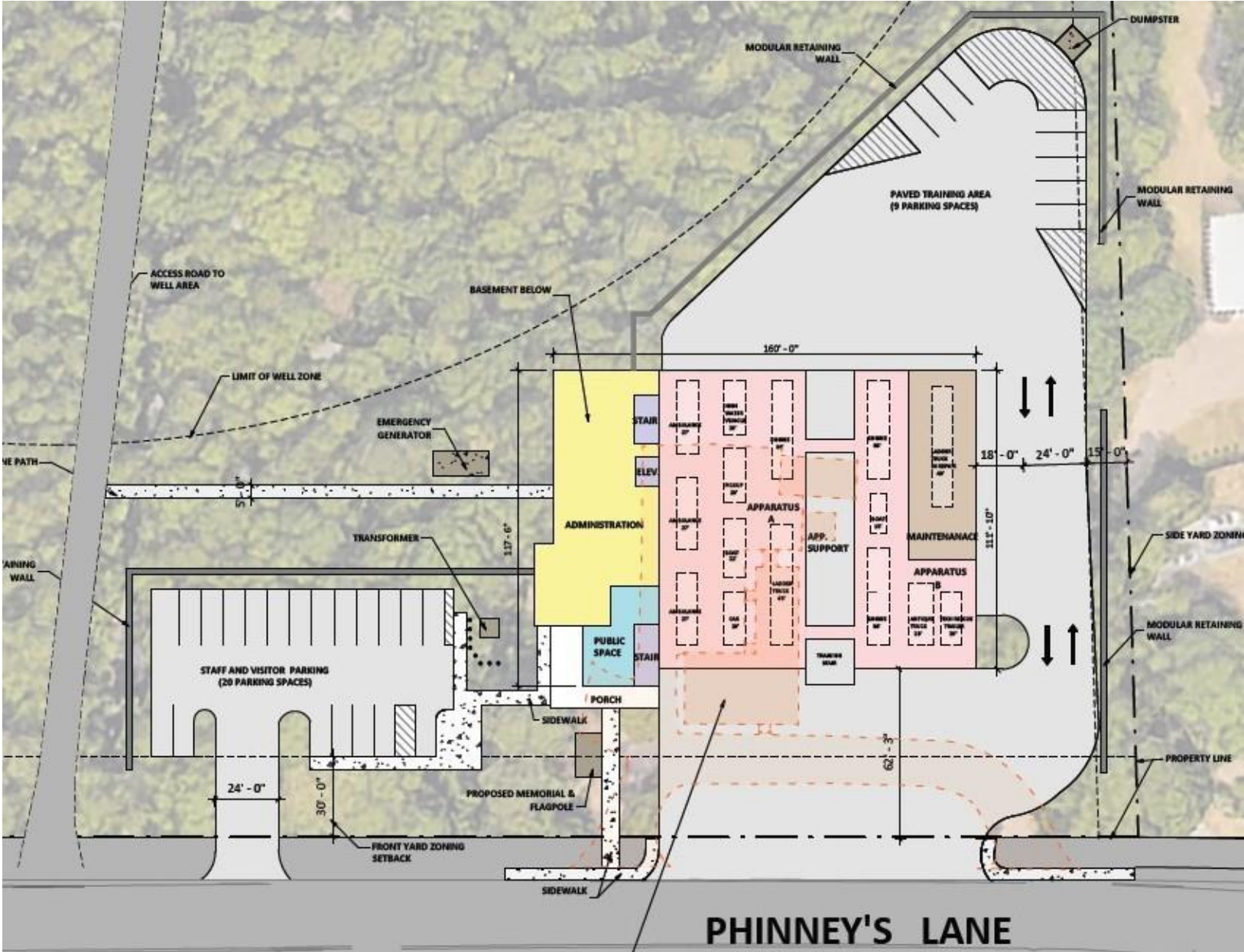


Schematic Design Renderings Looking North on Phinney's Lane





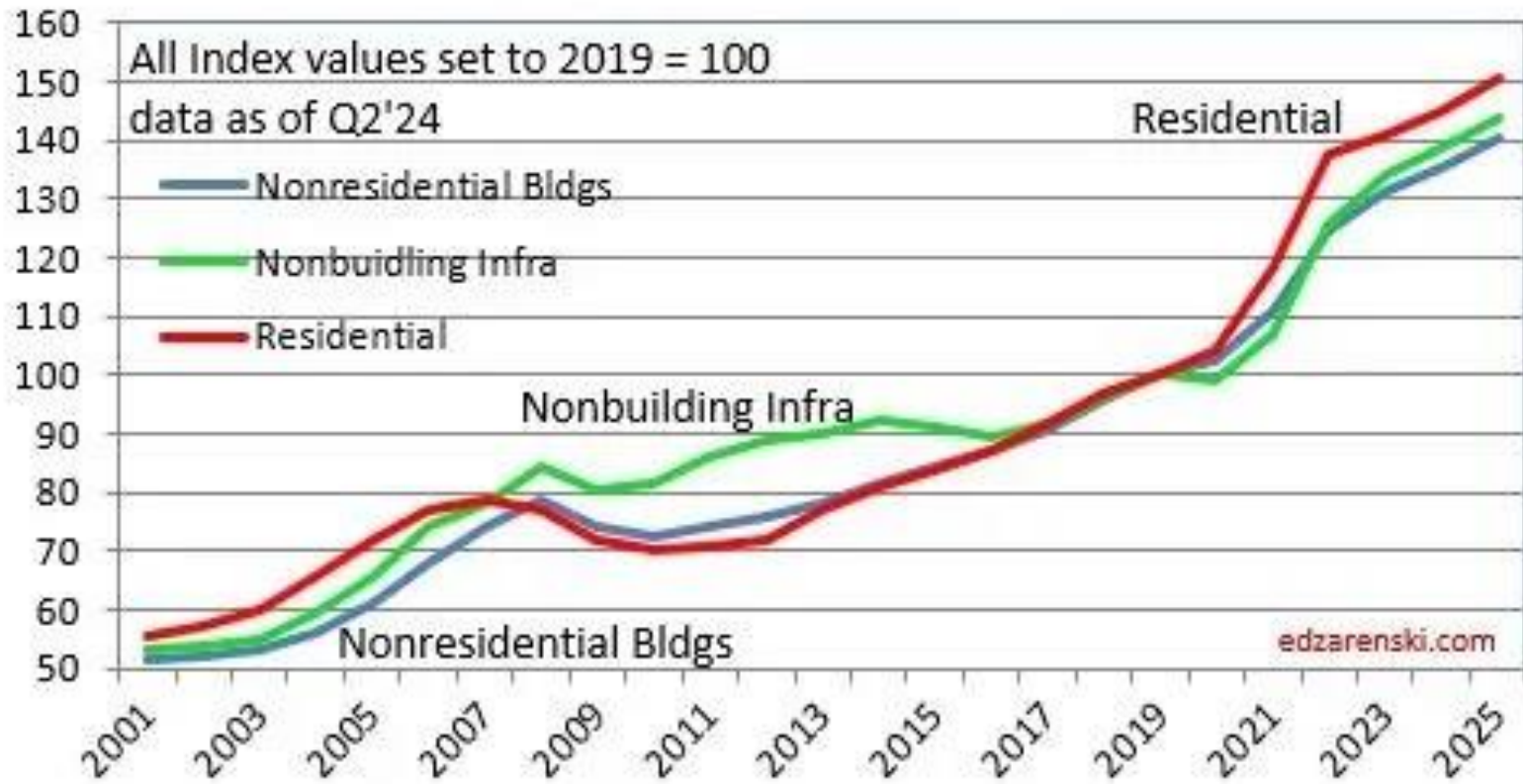
Site Plan



Total Cost of the New Fire Station

- The current estimate is it will cost \$35 Million.
- This cost represents all in cost, turnkey operations.
- The plan is to try and defray costs with other funding mechanism that are being pursued.
- Price will likely reduce as we move through design development and construction design phases.
- Why is going to cost so much?

Construction Analytics Building Cost Index Construction Inflation



As an example, of the last six years non-residential construction costing \$21.0M in 2019 will cost \$29.4M in 2025. An average of \$1.4M per year.

What is the expected impact to our tax rate?

- Our current Barnstable Fire District tax rate is \$2.11 per \$1,000 worth of valuation
- It is anticipated when the bond is assessed in FY 2027 or 2028 the tax rate is estimated to be \$2.50 per \$1,000 worth of valuation.
- This is an increase of \$0.39 per \$1,000 worth of valuation.
- *For a home valued at \$500,000 this will be a \$195 increase in district tax for the first year.*
- *For a home valued at \$1,000,000 this will be a \$390 increase in district tax for the first year.*

Next Steps in the Process

- Public Presentations to start in November 2024
- December 18, 2024 - Old Kings Highway Review.
- January 2025 - Design Development Phase Complete.
- January 2025 – Start Construction Document Phase.
- April 2025 90% Cost Estimate.
- May 2025 – Annual Fire District Meeting to approve the construction of the new Fire Station.
- August 2025 – Start Construction.
- August 2027 – Construction Complete, Fire Station Open

Questions?

